

LEGEND

	GREEN SPACE (LANDSCAPE AREA)
	CLASS 5 GRAVEL
	CONCRETE
	RIP RAP
	SHORELAND OVERLAY BOUNDARY
	LIGHT POLE
	GATE
	CHAIN LINK FENCE

GENERAL NOTES

- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.
- OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
- ENGINEER TO PROVIDE ALL UTILITY STAKING, CURB AND GUTTER STAKING ETC... SEE GENERAL NOTE 1/1 SHEET C-4.1
- BUILDING LAYOUT ANGLES ARE PARALLEL WITH OR PERPENDICULAR TO THE PROPERTY LINE AT THE LOCATION INDICATED.
- DIMENSIONS SHOWN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- DELINEATE PARKING STALLS WITH A 4-INCH WIDE WHITE PAINTED STRIPE. DELINEATE ACCESS AISLES WITH 4-INCH WIDE WHITE PAINTED STRIPES 18 INCHES ON CENTER AND AT 45 DEGREE ANGLE TO DIRECTION OF TRAVEL.
- TRASH/RECYCLING AREAS: SEE ARCHITECTURAL DRAWINGS.
- STATE AND ADA APPROVED ACCESSIBLE SIGN AND BOLLARDS PER DETAIL C7.5/4.
- DELINEATE CROSSWALK WITH 2' X 8' STRIPES 4' ON CENTER

SITE PLAN NOTES

- TRASH/RECYCLING AREAS: SEE ARCHITECTURAL DRAWINGS.
- STATE AND ADA APPROVED ACCESSIBLE SIGN AND BOLLARDS PER DETAIL C7.5/4.
- DELINEATE CROSSWALK WITH 2' X 8' STRIPES 4' ON CENTER

LOT SUMMARY

LOT 1	= 193,842 SQ.FT. +/-	4.45 AC +/-
LOT 2	= 76,230 SQ.FT. +/-	1.75 AC +/-
ROW (RAMSEY BLVD)	= 4,180 SQ.FT. +/-	0.096 AC +/-
TOTAL SITE AREA	= 274,381 SQ.FT. +/-	6.3 AC +/-
TOTAL GREEN SPACE AREA	= 183,256 SF	4.2 AC = 66.7%

PARKING SUMMARY

REQUIRED PARKING:

0.2 STALLS PER 1000 SF OF BUILDING	
81,323 SF TOTAL	81.32 (0.2) = 17 STALLS
TOTAL PARKING STALLS REQUIRED	17 EA.

PROVIDED PARKING:

STANDARD STALLS (9'x18')	16 EA.
HANDICAP STALLS (9'x18')	1 EA.
TOTAL PARKING STALLS PROVIDED	17 EA.

LOT 1 AREA SUMMARY

EXISTING:

PERVIOUS	193,842 S.F.	100%
IMPERVIOUS	0 S.F.	0%
TOTAL (4.45 AC)	193,842 S.F.	100.0%

PROPOSED:

PERVIOUS	107,059 S.F.	56.2%
IMPERVIOUS	86,783 S.F.	43.8%
TOTAL (4.45 AC)	193,842 S.F.	100.0%

LOT 2 AREA SUMMARY

EXISTING:

PERVIOUS	76,230 S.F.	100%
IMPERVIOUS	0 S.F.	0%
TOTAL (1.75 AC)	76,230 S.F.	100.0%

PROPOSED:

PERVIOUS	76,230 S.F.	100%
IMPERVIOUS	0 S.F.	0%
TOTAL (1.75 AC)	76,230 S.F.	100.0%

ZONING AND SETBACK SUMMARY

CURRENT ZONING : E-1 EMPLOYMENT DISTRICT (LOT 1), B-1 BUSINESS (PARCEL A AND B)

PROPOSED ZONING : E-1 (LOT 1) B-1 BUSINESS (LOT 2)

	E-1	B-1
LOT SIZE		
MIN. LOT AREA	1.0 ACRE	0.5 ACRE
MIN. LOT WIDTH	200 FT	100 FT
MIN. LOT DEPTH	N/A	150 FT

	E-1	B-1
SETBACK REQUIREMENTS		
FRONT YARD	35 FT	35 FT
REAR	35 FT	35 FT
SIDE INTERIOR	20 FT	10 FT
FROM RESIDENTIAL	60 FT	35 FT
FROM ROAD	60 + FRONT	60 + FRONT

	E-1	B-1
PARKING SETBACKS		
FRONT	20 FT	20 FT
SIDE (STREET)	20 FT	20 FT
FROM RESIDENTIAL	40 FT	35 FT

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
03 JAN 2017	SITE PLAN SUBMITTAL	CNC
13 MAR 2017	CITY REVISIONS	▲
28 MAR 2017	CONSTRUCTION DOCUMENTS	▲
20 APR 2017	PERMIT SUBMITTAL	▲
25 APR 2017	CITY REVISIONS	▲
11 MAY 2017	CITY REVISIONS	▲
23 MAY 2017	CITY REVISIONS	▲
16 AUG 2017	COUNTY ACCESS REVISION	▲
09 SEP 2017	CITY REVISIONS	▲
04 OCT 2017	CITY REVISIONS	▲

PROJECT MANAGER REVIEW

BY: *[Signature]* DATE: 10-04-2017

CERTIFICATION

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of MINNESOTA.

[Signature]
 Randall C. Hedlund
 License No: 18976 Date: 10-04-2017

CITY REVISIONS #7

10-04-2017

LANDFORM

From Site to Finish

105 South Fifth Avenue Suite 513 Minneapolis, MN 55401
 Tel: 612-252-9070 Fax: 612-252-9077 Web: landform.net

FILE NAME: C201KRZ001.DWG
 PROJECT NO.: KRZ15001

SITE PLAN

C2.1

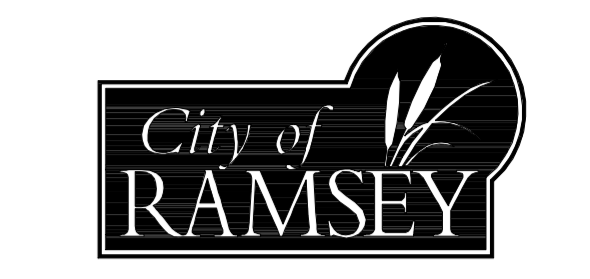
SHEET NO. 3/17

Landform Site to Finish registered service mark of Landform Professional Services, LLC

DEVELOPER

NATIONAL SELF-STORAGE, LLC
 2827 107TH AVENUE
 BLAINE, MN 55449

MUNICIPALITY



PROJECT

**REGENCY COMMONS
 RAMSEY, MN**

SHEET INDEX

SHEET	TITLE
C01	CIVIL TITLE SHEET
C01.1	EXISTING CONDITIONS & DEMOLITION
C2	SITE PLAN
C2.1	OFFICE IMPROVEMENTS
C2.2	FUTURE IMPROVEMENTS
C2.3	GRADING, DRAINAGE, EROSION CONTROL & PAVING PLAN & NOTES
C2.4	SWAMP NOTES
C2.5	UTILITIES
C2.6	CIVIL CONSTRUCTION DETAILS
C2.7	CIVIL CONSTRUCTION DETAILS
C2.8	CIVIL CONSTRUCTION DETAILS
C2.9	CIVIL CONSTRUCTION DETAILS
C2.10	CIVIL CONSTRUCTION DETAILS
C2.11	TREE PRESERVATION PLAN
C2.12	TREE PRESERVATION TABLE
C2.13	LANDSCAPE PLAN
C2.14	LANDSCAPE DETAILS

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